



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**July 25, 2005**

**SUBJECT:**           **2005-0168** - Application for an 11,174 square-foot site located at **1592 Wright Avenue** (near Helena Dr) in an R-1 (Low Density Residential) Zoning District.

**MOTION:**           Design Review to allow a new 4,307 square-foot two-story home where a maximum of 4,050 square feet is allowed without Planning Commission review.

**REPORT IN BRIEF**

**Existing Site Conditions**           One-Story Single Family Home

**Surrounding Land Uses**

North           One-Story Single Family Home

South           One-Story Single Family Home

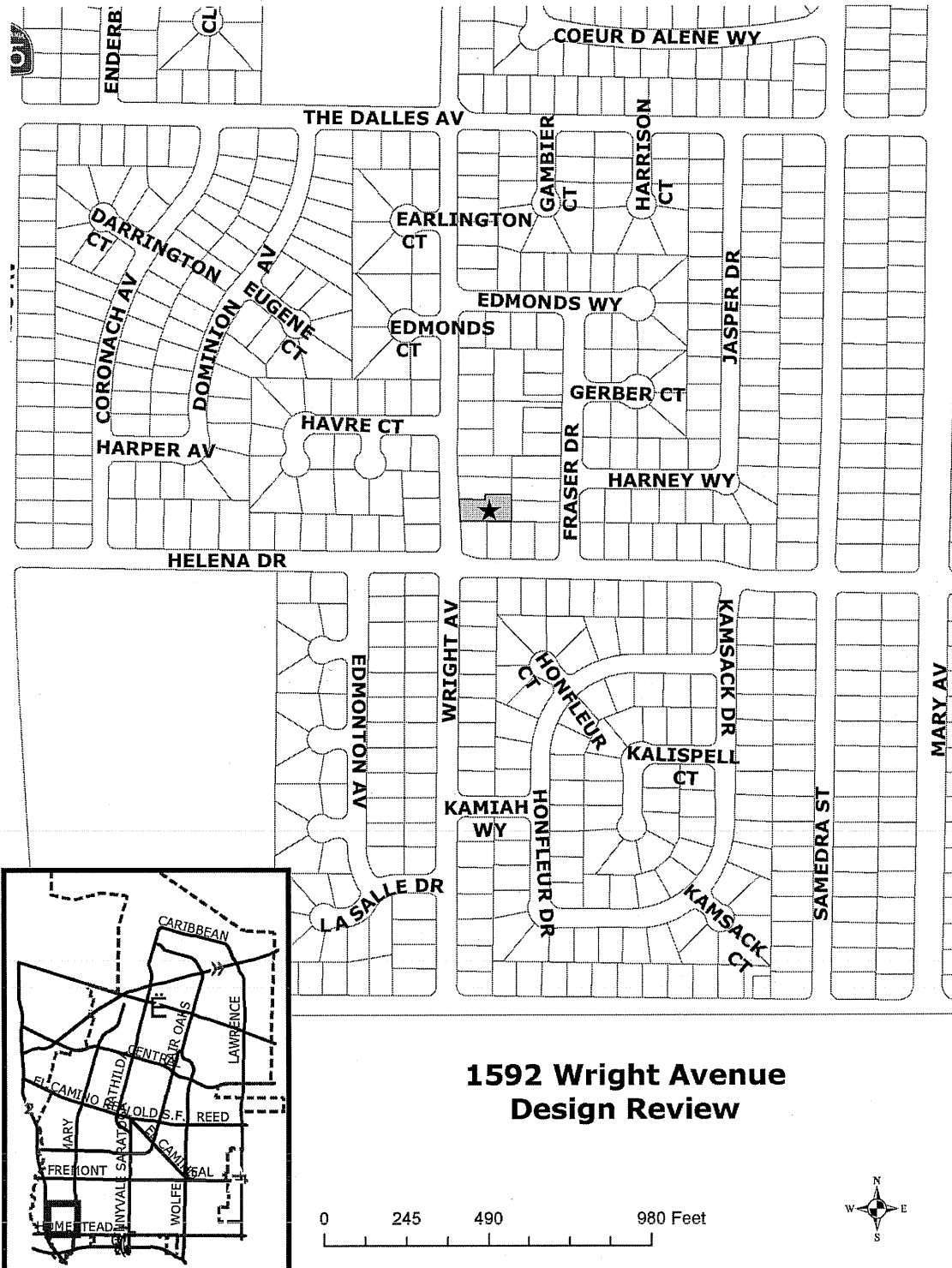
East            One-Story Single Family Home

West           One-Story Single Family Home

**Issues**               Floor Area, Scale

**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions including reduction to the size of home



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low Density	Same	Residential Low Density
<b>Zoning District</b>	R-1	Same	R-1
<b>Lot Size (s.f.)</b>	11,228	Same	8,000
<b>Gross Floor Area (s.f.)</b>	1,699	4,307	4,050 s.f. without P.C. review
<b>Lot Coverage (%)</b>	15%	27%	40%max.
<b>Floor Area Ratio (FAR)</b>	15%	38%	45% max. without PC review
<b>Building Height (ft.)</b>	Approx. 14'	26'	30' max.
<b>No. of Stories</b>	1	2	2 max.
<b>Setbacks (First/Second Facing Property)</b>			
<b>Front</b>	78'/N/A	20'/32'	20/25' min.
<b>Left Side</b>	6'/N/A	6'/9'	6' min. (15' total)/ 9' min. (21' total)
<b>Right Side</b>	38'/N/A	10'/16'	6' min. (15' total)/ 9' min. (21' total)
<b>Rear</b>	22'/N/A	49'/49'	20 min. (10 ft permitted with < 25% encroachment / 20' min
<b>Parking</b>			
<b>Total Spaces</b>	4	4	4 min.
<b>Covered Spaces</b>	2	2	2 min.

## **ANALYSIS**

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### **Description of Proposed Project**

The proposed project is a new 4,307 square foot two-story home on R-1 Zoned property. The existing one-story home would be demolished. All proposed additions or new homes that result in a total floor area of 4,050 square feet or greater require review by the Planning Commission.

### **Background**

**Previous Actions on the Site:** There are no previous planning applications related to this site.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include new single family homes.

### **Design Review**

**Site Layout:** The existing layout consists of a one-story home setback a considerable distance from the front property line. Many of the homes within the neighborhood lie closer to the street. The proposed two-story home will be similarly positioned closer to the street. The side-loading 2-car garage would be setback 20 feet from the front property line. The two-story portion of the proposed home would be setback an additional 12 feet (32 feet total). All other setbacks would be met, including an increased side yard (right side) and rear yard. See "Data Table" for more clarification.

The neighborhood is comprised of predominantly one-story homes. The chart in Attachment E lists the sizes of homes within the vicinity of the subject site. The floor area of the proposed home would be significantly larger than many of the homes within the neighborhood. Staff has included Condition of Approval #1E that requires the overall size of the home to be reduced to 3,800 square feet including garage area. A reduction of approximately 500 square feet will enable further reductions to the scale of the new home to be more compatible to surrounding development. As a policy, "Single Family Home Design Techniques" recommend that the second story should not exceed 35% of the total floor area of the first story. The recommended reduction in floor area would create a more compatible home in terms of scale to neighboring one-story homes. Condition of Approval 1F also requires the

second story not to exceed 35% of the floor area of the home. These conditions can be met through reducing the first and second story.

The following Guidelines were considered in analysis of the project site design.

<b>Single Family Home Design Techniques (Site Layout)</b>	<b>Comments</b>
<i>S. Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the reminder of the home.</i>	The second story exceeds the minimum required front yard setback and is positioned over the living area portion of the home.
<i>A. The area of the second story should not exceed the common standard of the neighborhood. For new second stories in predominately one-story neighborhood, the second floor area should not exceed 35% of the first floor area (including the garage area).</i>	As conditioned, the second story shall not exceed 35% of the floor area of the first story.

**Architecture:** The proposed new home is considered contemporary in style and common amongst newer homes within the area. The façade of the building is constructed of light grey stucco material while the roof material will consist of a darker grey composition shingle. Staff is concerned that the overall size of the home is not compatible to many of the surrounding one-story single family homes. Although, the proposed design incorporates increased second-story setbacks from the street and neighboring properties; further reductions, as conditioned, will minimize the overall impact to the neighborhood.

The following Guidelines were considered in the analysis of the project architecture.

<b>Single Family Home Design Techniques (Architecture)</b>	<b>Comments</b>
<i>C. Carry materials and trim used on the front façade to all other sides of the house. Avoid designs where only the front of the house is given interesting materials and details</i>	The design of the home incorporates window trim and details along each elevations

**Landscaping:** The project site meets landscaping standards for properties located in the R-1 Zoning District.

**Parking/Circulation:** The proposed addition would meet the required two covered and two uncovered spaces by Sunnyvale Municipal Code 19.46.050.

### **Compliance with Development Standards**

The site complies with all development standards for properties in the R-1 Zoning District. The proposed two-story house also would not interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby properties as required per the Sunnyvale Municipal Code Chapter 19.56.020. R-1 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR and total floor area as a threshold that triggers Planning Commission review for homes over 45% or 4,050 square feet. The proposed 4,307 is, therefore, in conformance with R-1 development standards upon approval of the Design Review by the Planning Commission.

**Expected Impact on the Surroundings:** The proposed addition would have a visual impact on the surrounding neighborhood comprised mostly of one-story homes. Staff notes the few two-story homes within the area consist of two story elements that are located considerably closer to the street than the proposed addition. The proposed 26 foot height of the two-story home is setback 35 feet from the property line. Staff is concerned that the overall size of the home is out of character with the neighborhood. Conditions of approval to reduce the size of the home have been included to help ensure compatibility within the neighborhood. As conditioned, the proposed home would be considered the largest within the neighborhood.

### **Fiscal Impact**

No fiscal impacts other than normal fees and taxes are expected.

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**Public Contact**

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Planning staff has received letters from nearby residents regarding the proposed project. See Attachment D for more detail. Concerns with the size, window placement and compatibility of the new home are noted. The applicant has redesigned elements of the project including reducing the height and modifying window placement along second story elevations.

<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 9 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

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**Alternatives**

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1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

**Recommendation**

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Alternative 1

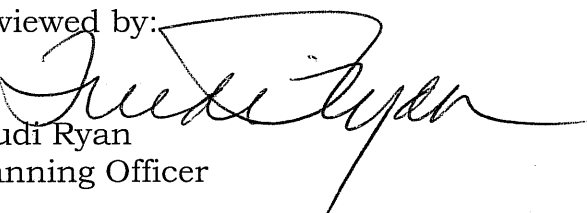
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Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letters from Other Interested Parties
- E. Chart of Neighboring Single Family Homes
- F. Site Photos